

## **\$598,800 - 189 Kulawy Drive, Edmonton**

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MLS® #E4439438

**\$598,800**

5 Bedroom, 3.00 Bathroom, 1,845 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

What a GREAT Home, Location, Size and Price! This fully finished Bungalow has 5 Large Bedrooms, 3 Full Baths, Main Floor Laundry, Formal Dining Rm (Home Office), Huge Recreation area, and has a roughed in 2nd Kitchen (gas line) with corner pantry. You will love the Open Concept with large Windows, Vaulted Ceilings on Main (9' basement), Hardwood Floors, Central A/C and so much more! With over 3600 SQFT of living Space this home is an Entertainers Dream and can easily accommodate large/multigenerational Families. The Master bedroom is large and includes a private ensuite with corner jetted tub and a walk in closet. The Rec. Rm can be turned into additional Bdrms, Theatre Rm, Games area or even a large Exercise area. The beautiful yard is fully fenced, has a large deck and numerous fruit trees the family will enjoy. The Oversize Heated Garage has a floor drain and Hot/Cold water. AMAZING LOCATION - Steps to the Mill Creek Ravine, Kulaway Lake, quick access to Schools, Shopping and Anthony Henday. MUST SEE!



Built in 1999

### **Essential Information**

MLS® #                      E4439438

Price                         \$598,800

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,845
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	189 Kulawy Drive
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7E4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mary Hanley, John Paul I
Middle	Kate Chegwin, St. Hilda
High	Holy Trinity, J Percy Page

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 29

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